

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board
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Zoning Board of Adjustment Minutes May 10, 2011
Case No.: 11-01 Howard and Carol Rich/Robert and Sherry Bailey
102 Battle St., Map 7 Lot 29-1

APPLICATION WITHDRAWN: Case No.: 11-02 Robert W. Downey
129 Lake Road, Map 1 Lot 42

Present for the Board were: Chairman Martin Bender, Members Don Koberski, Robert Drown, Jr., and David Barnes; Alternates Jaye Bowe, Martin Bourque and Guy Larochelle. Also in attendance were PB/ZBA Secretary Therese Larson, applicants Howard and Carol Rich and their daughter and son-in-law Sherry and Robert Bailey. No abutters were present.

7:00 p.m.: Chairman Bender opened the meeting. Secretary Bowe took attendance. Chairman Bender appointed Alternate Bowe for absent Member Corliss. Alternate Bowe read the application for Case No. 11-01. Chairman Bender explained the ZBA Procedure to the applicants and invited them to proceed.

7:04 p.m.: Mr. Bailey passed out copies of a site map to the board. He explained the applicants originally wanted to extend the current building by twenty feet but realized they needed more room so they are asking the board for a Special Exception under *Article V, Section 7, Setbacks*, in order to extend the addition four more feet. Board members questioned Mr. Bailey regarding setback measurements. Chairman Bender questioned why a drawing of a shed was on Mr. Bailey's site map and not mentioned in the application. Mr. Bailey said the shed was temporary in order to store his tools. It is not a new or permanent structure. Member Drown questioned Mr. Bailey as to the placement of the shed being twenty feet from the stone wall, i.e., lot line. Alternate Bourque asked if the shed was going to be put on a permanent foundation. Alternate Larochelle suggested the shed could be moved in order to comply with lot line setbacks. Mr. Bailey said the shed was going to be taken down when construction of the extension was complete. Alternate Bourque initiated discussion about the extension having separate water, heat, kitchen, and bathroom facilities, thereby making it a separate apartment. Mr. Bailey explained that the extension was not a separate apartment and the existing kitchen in the home will be the only kitchen. Member Drown asked if the septic system would accommodate the new extension. Mr. Bailey confirmed that the septic was built to handle three bedrooms which is more than adequate for the proposed construction. Alternate Larochelle expressed concern regarding setbacks from the extension to the abutter's septic and well. Clarification was made by the applicants that they were in compliance regarding that issue.

7:17 p.m.: Chairman Bender asked if there were any more questions or comments. He asked to hear from anyone else in favor of or opposed to the application. No abutters were present. Chairman Bender closed the testimony and opened the discussion for the Board. Member Drown proposed that the issue was cut and dried except for the shed. Member Koberski had no issues with the application. Applicant Sherry Bailey stated that it was only temporary; however, Member Drown reiterated that it was still a structure within 20 feet of the lot line. Applicant Sherry Bailey stated that the shed was only sitting on cinder blocks. Member Drown said the applicants have two choices; a) the shed must be removed or, b) move it back thirty feet to be in compliance

with the fifty foot setback. Chairman Bender said not to make it permanent. The shed must be removed before April 1, 2012.

Applicant Sherry Bailey suggested burning the shed. Discussion ensued regarding the requirement for a Permit to Burn and what type of materials are allowed to be burned.

7:20 p.m.: Member Koberski made a motion to accept the application as stated on the plans. Motion was seconded by Member Drown and passed unanimously.

Chairman Bender added two stipulations to the approval:

- The applicant is to contact Adam Pouliot, Life Safety and Code Enforcement Officer to inspect the construction.
- The temporary shed is to be removed or moved back an additional 30 feet before April 1, 2012,

Discussions continued regarding the process for getting a Fire Permit.

7:23 p.m.: Alternate Bowe reminded the Board to vote to accept or not, the minutes of March 18, 2011. Copies of the minutes were distributed to the Board and unanimously approved.

7:27 p.m.: Chairman Bender continued the meeting in order to select the ZBA officers for the new year. Member Drown nominated Martin Bender for Chair; nomination seconded by Alternate Bowe and unanimously approved. Member Koberski nominated Alternate Jaye Bowe for Secretary; seconded by Member Drown and unanimously approved. Discussion ensued regarding who would do the ZBA minutes. Chairman Bender stated Therese Larson, the new PB/ZBA Secretary would do the minutes the same way Mary Smith, the former PB/ZBA Secretary, did them.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jaye Bowe

ZBA Secretary/tel